

AUDITOR'S CERTIFICATE
Filed for record this 24 day of Sept, 1997 at 4:12P M. in
Volume 13 of SHORT PLATS, on pages 43 & 44 at the request of
SEMRAU & LISSER. Auditor's File No. 9709240085
Kathy Hill Skagit County Auditor
Cheryl Juggard Deputy

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.
Donald R. Semrau Date: Aug. 21, 1997
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lissner, PLS., Certificate No. 22960

SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566

SHORT PLAT No. 95-026		DATE 9-8-97
SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 24, T.36N., R.3E., W.1W. IN SKAGIT COUNTY, WASHINGTON		
FOR: C & J PROPERTIES TRUST		
FB 116 PG 30	SEMRAU & LISSER	1" = 100'
PREPARED BY ASSURED	SURVEYED AND CHECKED BY 306-724-9566	95-058

SURVEY DESCRIPTION

Parcel "A"

That portion of the East 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 24, Township 36 North, Range 3 East, W.M., lying South of Tobacco Road (also known as Wood County Road), EXCEPT the following described tract:

BEGINNING at the Northwest corner of said East 1/2 of the Southwest 1/4 of the Southwest 1/4; thence South along the West line of said East 1/2 of the Southwest 1/4 of the Southwest 1/4, a distance of 660.00 feet; thence East 379.00 feet; thence North a distance of 357.00 feet, more or less, to the South line of the Wood County Road (also known as Tobacco Road); thence Northwesterly along the Southerly line of the Wood County Road to the North line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4; thence West to the TRUE POINT OF BEGINNING, EXCEPT from all of the above, that portion thereof lying within the boundaries of Parcel "C" herein below.

Parcel "B"

That portion of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 24, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, which is 660.00 feet South of the Northeast corner thereof; thence West 660.00 feet, more or less, to the West line of said subdivision; thence South along the West line of said subdivision, 660.00 feet, more or less, to the Southwest corner of said subdivision; thence East along the South line of said subdivision, 660.00 feet, more or less, to the Southeast corner of said subdivision; thence North along the East line of said subdivision, 660.00 feet, more or less, to the POINT OF BEGINNING.

Parcel "C"

That portion of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 3 East, W.M., lying South of Tobacco Road (also known as Wood County Road), described as follows:

Beginning at the Northwest corner of said East 1/2 of the Southwest 1/4 of the Southwest 1/4; thence South along the West line of said East 1/2 of the Southwest 1/4 of the Southwest 1/4, a distance of 660.00 feet; thence East 379.00 feet to the TRUE POINT OF BEGINNING; thence South 135.00 feet; thence East 150.00 feet; thence North to the Southerly line of said Tobacco Road; thence Northwesterly along the Southerly line of said road to a point that is due North of the TRUE POINT OF BEGINNING; thence South to the TRUE POINT OF BEGINNING.

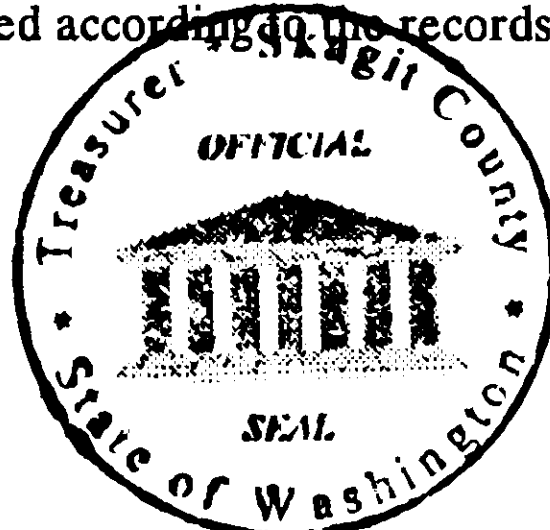
ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the County of Skagit, State of Washington.

TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1997. This 11 day of Sept., 19 97.

Linda Patterson for Judynn Menial
Skagit County Treasurer



NOTES

- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Rural
- Sewage Disposal - Individual septic system.
(Alternative systems).
Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- Water - Individual Wells
Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County code requires a 100-foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100-foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well was located on Lot 1.
● - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - South line of the Southwest 1/4 of Section 24, Township 36 North, Range 3 East, W.M.; Bearing = South 88° 37' 39" East.
- Survey description is from First American Title Company of Skagit County Certificate for Short Plat, Order No. 45913, dated May 1, 1995.
- For additional survey and subdivision information see Records of Surveys recorded in Volume 2 of Surveys, Page 47, and in Volume 13 of Surveys, Page 58, and Skagit County Short Plat No. 5-86, recorded in Volume 9 of Short Plats, Pages 189-190, Skagit County Short Plat No. 18-84, recorded in Volume 6 of Short Plats, Pages 148-149, and Skagit County Short Plat No. 26-86, recorded in Volume 7 of Short Plats, Page 98, in records of Skagit County, Washington.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 9306220092, 792690, 806806, 686273 and 651360.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure - Field traverse.
- No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
- Change in location of access, may necessitate a change of address, contract Skagit County Public Works.

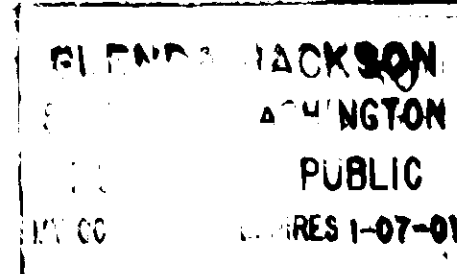
State of Washington

County of Island

I certify that I know or have satisfactory evidence that Richard J. Engom

signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Vice President INTERWEST SAVINGS BANK, A WASHINGTON CORPORATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 8/24/97
Signature [Signature]
Title VP
My appointment expires 1/7/01



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 8th day of Sept, 19 97.

[Signature]
Short Plat Administrator

[Signature]
Skagit County Engineer

OWNER'S CONSENT AND DEDICATION

Know all men by these presents that the undersigned owners of the land included within this short plat do hereby certify that the decision to make this short plat was our free and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for the public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon. In witness whereof we have here unto set our hand and seals this 2nd day of September, 19 97.

C & J Properties Trust of 1528 Wood Road, City of Bow, County of Skagit, State of Washington

[Signature] [Signature]
Lois Temple, Trustee Anna Riley, Trustee

Interwest Savings Bank, a Washington corporation

[Signature] WP
05-55000 596

ACKNOWLEDGMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence LOIS TEMPLE, Trustee for the C & J PROPERTIES TRUST OF 1528 Wood Road, City of Bow, County of Skagit, State of Washington, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 9-2-97

Signature [Signature]

Title Notary Public

My appointment expires 6-1-00

State of Washington

County of Skagit

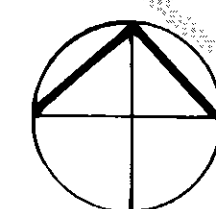
I certify that I know or have satisfactory evidence ANNA RILEY, Trustee for the C & J PROPERTIES TRUST OF 1528 Wood Road, City of Bow, County of Skagit, State of Washington signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 9-2-97

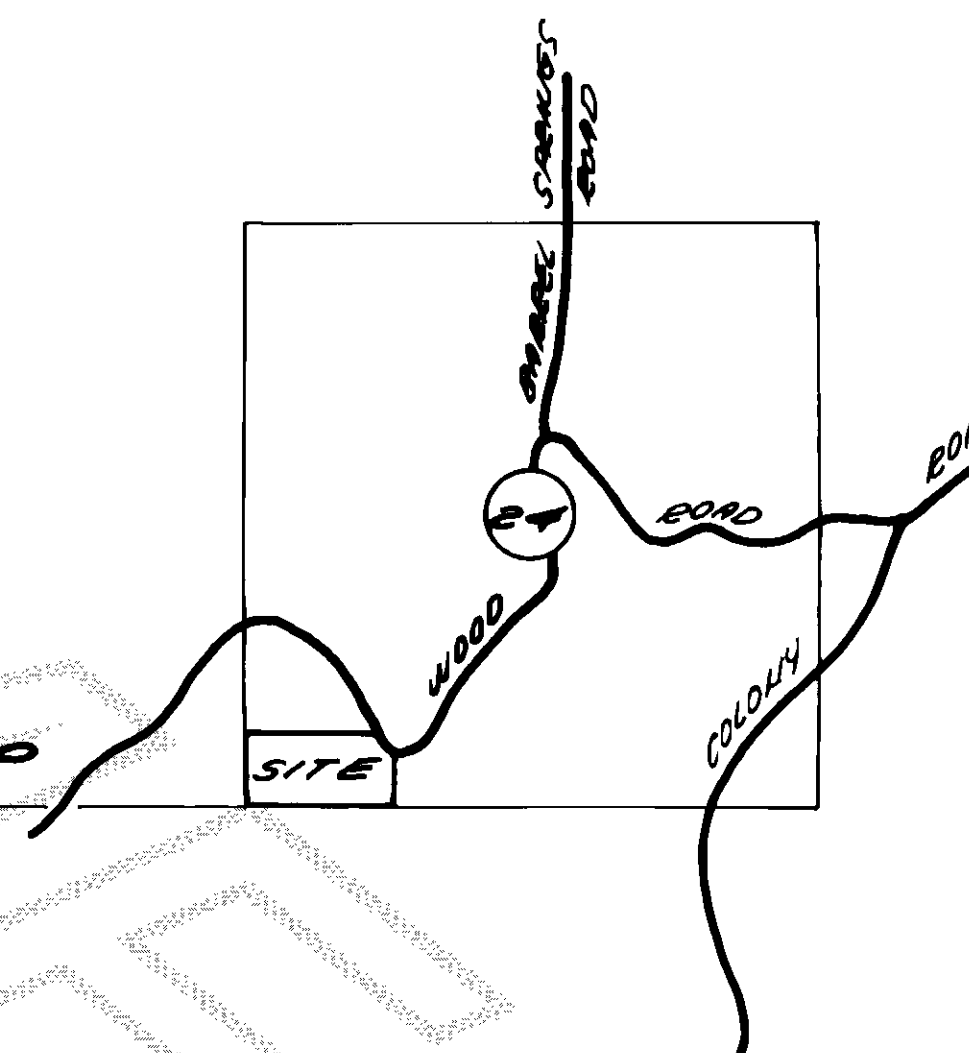
Signature [Signature]

Title Notary Public

My appointment expires 6-1-00



VICINITY MAP
U.T.S.



SHORT PLAT NO. 95-026		DATE 9-8-97
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FOR: C & J PROPERTIES TRUST		
FB 116 PG 30	SEMPER & LISSER	1" = 100'
MERIDIAN - ASSUMED	SURVEY OF S AND SUBDIVISIONS 306-457-9586	95-026